THE PRIVATE OFFICE :
REAL ESTATE

BROOK GRANGE

IN THE SURREY HILLS AONB

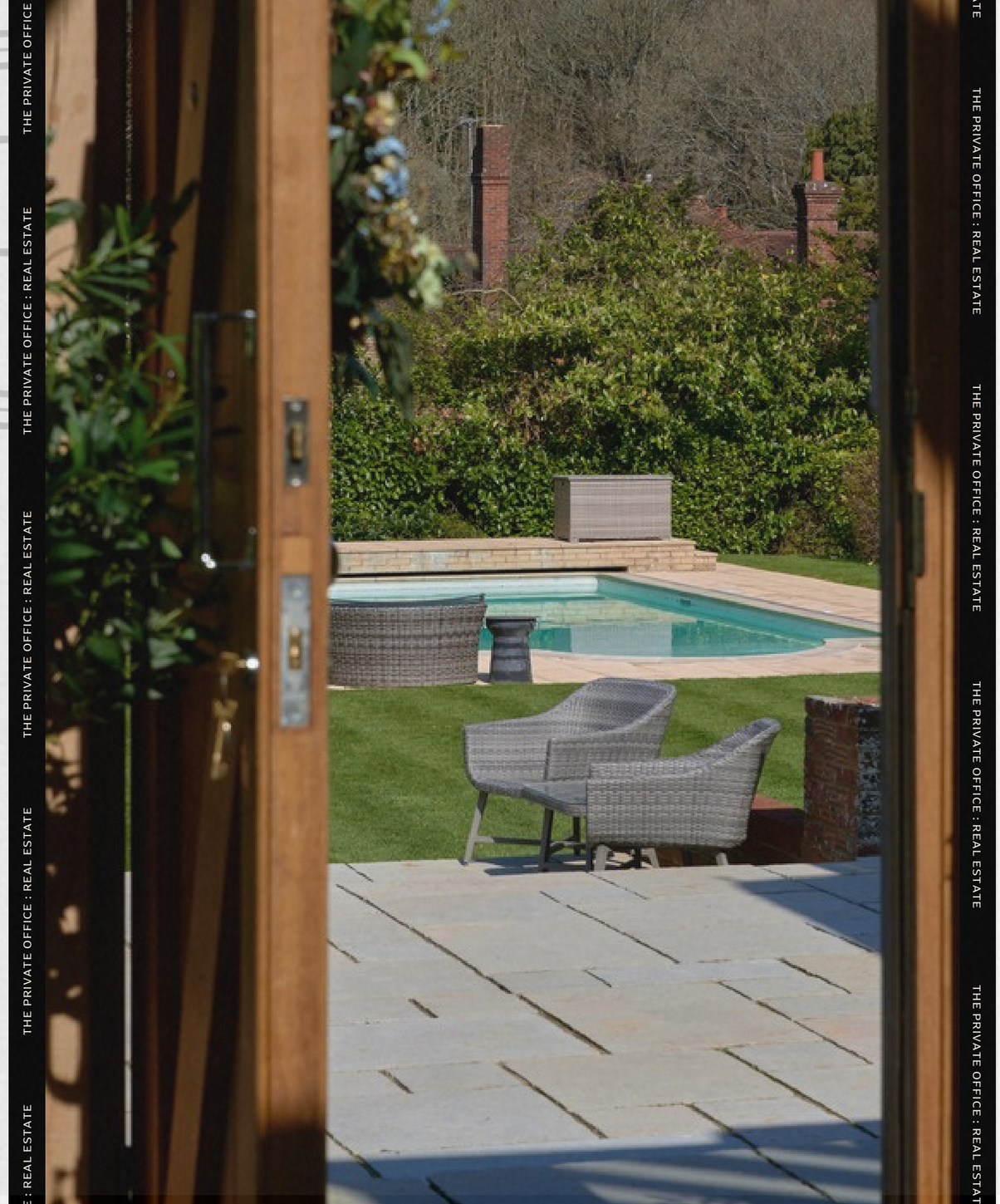
BROOK GRANGE, HASLEMERE ROAD, BROOK, GU8 5UJ

WELCOME HOME

With history as far back as the mid 1600's, Brook Grange is a complete package family home, full of original and character features, in one of the most desirable areas of countryside in the country; The Surrey Hills AONB.

Comprising seven bedrooms, six reception rooms, extending to a total of over 6,200sqft and sat in a plot of just under 3 acres, the property offers plentiful space in a wonderful setting.

Externally, Brook Grange benefits from a heated swimming pool, tennis court, watered paddock and a recently rebuilt outbuilding which could be used as an office or presently a gym.



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THE ACCOMMODATION

With seven bedrooms, six reception rooms and four bathrooms, Brook Grange works perfectly as a family home with exceptional guest space.

The principal bedroom is a particular highlight, with expansive windows overlooking the rear garden and the swimming pool. Both the principal and secondary bedrooms are en suite, the remaining bedrooms serviced by recently refurbished family bathrooms. Each of the other bedrooms is large enough for a double bed.

One of the bedrooms on the first floor doubles as an additional reception space, perfect as a playroom or TV room, with access up a hidden staircase to a further guest bedroom with private bathroom.

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THE EXTERIOR

Set within just under three acres of beautifully arranged grounds, the property offers a thoughtful blend of leisure, practicality, and charm. A well-maintained tennis court, enclosed by wire fencing and framed with attractive box hedging, provides a perfect space for recreation, while a heated swimming pool sits invitingly opposite the rear of the house, ideal for both relaxation and entertaining. A recently rebuilt detached outbuilding, complete with air conditioning, adds versatility—suited to a range of uses from a home office to a guest space.

The grounds continue to impress with a watered paddock enjoying open views across privately owned land, enhancing the sense of privacy and rural appeal. Gated access leads to a private driveway and a car port with space for two vehicles, approached via a long shared driveway from Park Lane. A stone-paved terrace spans the rear of the house, creating an ideal setting for outdoor dining, while a lavender-lined pathway gently connects the property to the drive. For added convenience, a secondary entrance provides direct access to the garden from Brook Road.

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THE CHARACTER

With the main residence built with a timber frame in the Jacobean era, the property retains a significant number of original and character features throughout. Exposed ceiling beams, original windows and surrounds, original fireplaces and charming woodwork can be spotted throughout.

The striking atrium entrance, a more recent addition, featuring solid oak and expansive glazing beneath a vaulted ceiling, it blends seamlessly with the property's overall style while creating an impressive and light-filled first impression.

The north, east and south aspects of the plot are walled, with stunning brickwork reflecting the character of the home itself.

The village of Brook is a desirable location in the Surrey Hills, with a cricket green and pavilion, and access to miles of unspoilt countryside around you.

Brook Grange is situated approx. 1.2 miles from Witley station, which is on the main line to Waterloo. The property is also within a short drive of the A3, heading into central London and to the coast.

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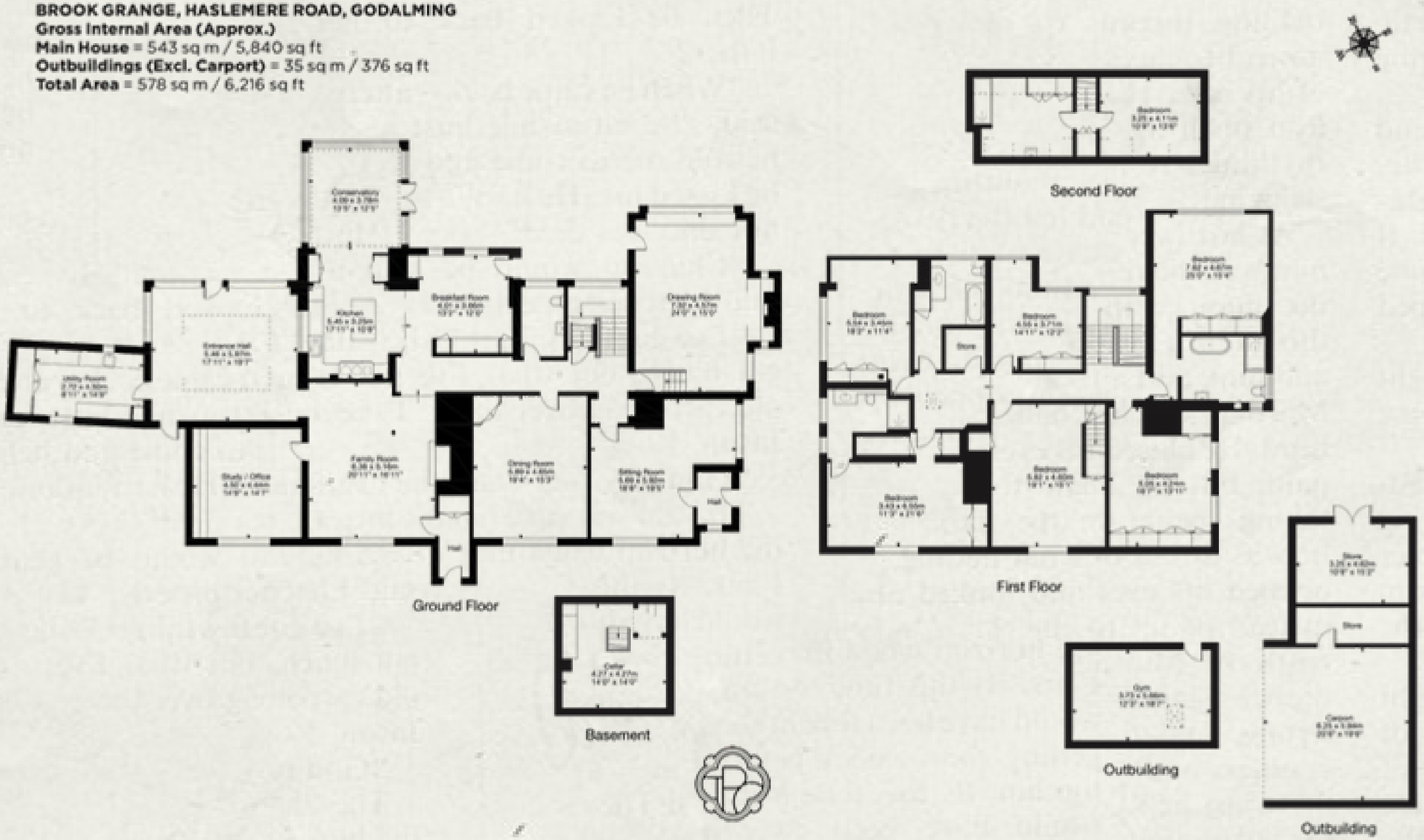
BROOK GRANGE, HASLEMERE ROAD, GODALMING
Gross Internal Area (Approx.)
Main House = 543 sq m / 5,840 sq ft
Outbuildings (Excl. Carport) = 35 sq m / 376 sq ft
Total Area = 578 sq m / 6,216 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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Brook Cotta
The Gables
Sister Cottage
Dog and Pheasant
(PH)
The Grange
Brook Farm
Cottage

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